

"Pencoyd Farm," The Roberts Estate  
355 East City Avenue (City Line Avenue,  
also U. S. Route 1), between Esso  
Road and Monument Road  
Bala-Cynwyd (Bala)  
Lower Merion Township  
Montgomery County  
Pennsylvania

HABS No. PA-1087

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Eastern Office, Design and Construction  
143 South Third Street  
Philadelphia, Pennsylvania

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## HISTORIC AMERICAN BUILDINGS SURVEY

"PENCOYD FARM," THE ROBERTS ESTATE

HABS No. PA-1087

Address: 355 East City Avenue (City Line Avenue, also U. S. Route 1), between Esso Road and Monument Road, Bala-Cynwyd (Bala), Lower Merion Township, Montgomery County, Pennsylvania. The "Pencoyd Farm" is part of a section of land granted by William Penn to Welsh settlers, and generally called the "Welsh Tract." The present post office is Bala-Cynwyd, but the correct town name is Bala; Bala-Cynwyd is a post office combination of two places. Lower Merion Township, in which the house is located, was originally known as Merion Township. There is a village (now largely gone), called "Pencoyd," north of the house, near the Schuylkill River, that took its name from the house.

Present Owner: Estate of T. William Roberts.

Present Occupant: Gainor Roberts.

Present Use: Residence.

Brief Statement of Significance: "Pencoyd" is a well-known early Philadelphia-area house, whose earliest parts date from the 17th century. It is believed to have been the first erected in the "Welsh Tract," and has been lived in continuously since then by the prominent Roberts family.

### PART I. HISTORICAL INFORMATION

#### A. Physical History

1. Original and subsequent owners: This list of proprietors of "Pencoyd" does not include the various part shares devised by wills which eventually were bought out.

John Roberts (1648-1724) 1683-1724  
Robert Roberts (1685-1768) 1724-68  
John Roberts, 2nd (1710-76) 1768-76  
Algernon Roberts (1751-1815) 1776-1815  
Isaac Warner Roberts (1789-1859) 1815-59  
George Brooke Roberts (1833-97) 1859-97  
T. Williams Roberts (1877-1962) 1897-1962

2. Date of erection: About 1690 (based on a professional

consensus), 1683 or 1684 by family tradition, (no documentary basis for this date, however). See chronology.

3. Architect: None---see chronology for later architects.
4. Builder: Presumed to have been built by John Roberts, possibly with hired assistants.
5. Notes on original plan and construction of building: The original portion of the house (17th century) consists of the west four bays of the present stone house (left end, facing front). The date stone is not original, nor are the dormers or entry porch. The remainder of the portion on the exterior appears to be substantially original. Inside, the house has been extensively altered. The first floor was originally in three rooms and hall, to judge from evidence in the basement.
6. Notes on known alterations and additions: A partial chronology of the development of the house follows:

1683 John Roberts settled on "Pencloyd Farm." Tradition indicates that Roberts commenced the house in the spring of 1684, but this is not supported by documentary evidence. It seems unlikely that a large two-story stone house would have been undertaken so soon after Roberts' arrival.

- c. 1690 This date reflects a consensus of architects and historians who are familiar with the house as being a reasonable date for the early part of the stone house (the western four bays about 26' x 41', two stories high with gambrel roof). There is, however, no known documentary data to support this date.

1760 On September 3, 1760, lightning struck the barn and hay ricks, which then burned to the ground. (David Loth, Pencloyd and the Roberts Family [New York: David Loth, c. 1961], p. 22). The construction date of these structures is not known. Fellow Quakers in Merion came to Roberts' assistance, and subscribed funds to rebuild the barn. While there is no proof that it was rebuilt at that time, it seems reasonable to assume that one was built, as the large barn now in existence was not built until 1791, and it seem unlikely that Roberts did without a barn until then.

1791 New barn and date stone, the present, erected (Loth, p. 32).

1827 First fire insurance survey in 1827 (Mutual Fire Assurance Company) indicates that by this year the house

included a two-story, stone main block (40' x 28'); a stone kitchen (17'-6" x 25'-6"), one-and-a-half stories high; and a stone wash house, one story (15'-6" x 17'-6"); porch to front of kitchen. The wash house is described as "new."

1835 Kitchen demolished, and a new two-story stone kitchen, 19' x 27', erected (according to fire insurance survey). (This may be the same construction as 1848-49 addition.)

1848-49 A new two-story stone wing was added to the east (right) end of the house, apparently a kitchen on the first floor, and a bedroom on the second, which was used as the master bedroom. This wing is the one shown on George B. Roberts' 1849 elevation of the house. This elevation shows the segmental brick relieving arches over the first-floor windows, the last of which was deliberately removed in 1913. (Loth, p. 39.)

1863 Stables remodeled and enlarged, including carriage house. (Rosalinda Roberts' diary, Loth, p. 43.)

1864 Stairway to attic built "for the accommodation of the girls to get to the attic." (Rosalinda Roberts' diary, Loth, p. 43.)

1866 Apparently a new kitchen was constructed (probably at east end), and the old kitchen converted into a dining room. Running water, supplied by a water wheel to a cedar tank in attic, was installed. A frame bathroom was built, on the north side (rear) of the house. This opened off the stair landing between first and second floors. A small storeroom was below--about 8' x 8'. (Loth, pp. 43-44.)

1866 A one-story stone building, 20' x 18'-6", was erected adjoining main house; alterations to main house; porch with hipped roof; entrance porch; miscellaneous interior changes; and water tank put in attic (from 1868 fire insurance survey.)

1870 Two photographs, dated 1870 (see HABS photocopies), show the west (left) and south (front) sides, and indicate some changes in the house since the 1849 drawings by George B. Roberts. A porch has been added to the front, with decorative cast-iron columns, and large pedimented dormers have replaced the earlier small shed dormers. Shed roof porch to the kitchen wing on the east (right) shown in the 1849 drawing has been removed.

1872 An 1872 photo shows a hexagonal smokehouse, with Gothic windows, probably dating from the second quarter of the 19th century.

- 1879 "This summer we tore down the old frame buildings east of barn and erected new addition." (George B. Roberts, "Diary of farm matters 1879-1896").
- 1881 Miscellaneous interior alterations. Frame wash house 7' x 10', added. (Mutual Fire Insurance Survey).
- 1884 New two-and-one-half story stone building with hipped roof; hooded dormer windows and open porch added to rear of kitchen wing; also entry porch with hooded roof at southeast corner, and one-story, stuccoed stone pantry, 8' x 19' (at west side of kitchen) added; a new two-story frame addition at rear of kitchen, plus a wooden house and privy, and ice house constructed (Fire Insurance Survey). Frank H. Furness (Furness, Evans and Co.) was architect for the new 1884 wing (J. C. Massey).
- 1886 A new farmhouse, tool house, and chicken house were erected; "over shot" added to barn. (G. B. R. Farm Diary).
- 1887 An old farmhouse, occupied by Jonathan Harding, demolished. Springhouse altered. (G. B. R. Farm Diary).
- 1888 Front porch removed, and three-window bay put in (south front) dining room (east room); partition between hall and parlor removed; small, half circular porch erected at front door; and cellar put under parlor in the main house. This could be the time when front door was altered from a squarehead transom to an elliptical head transom, with paneled revealed jambs. Alterations to the "back building" were started in order to make a new laundry and woodhouse; and walls for a new kitchen had been started (G. B. R. Farm Diary).
- 1889 "New alteration on the house was all finished but the little outside work---it comprised a complete alteration of back stairway and the new stone part to new Frame Laundry." (G. B. R. Farm Diary). A new gardener's house was built, and the old gardener's house made into a coach room (G. B. R. Farm Diary).
- 1890 Old greenhouse demolished, new one of iron and wood erected (G.B.R. Farm Diary); miscellaneous interior alterations (Fire Insurance Survey).
- 1891-92 Porch enclosed with glass; bay window put in library, and hall closets altered; new dining room built (G. B. R. Farm Diary). A new bay window in library probably refers to the two-story bay on the south side of house. Dining room added at northeast. A small bay, on first-floor front adjoining the circular bay,

was added (Fire Insurance Survey).

1893 New coach house built, and addition made to stable; new porch erected on west side of old house; new coachman's house built; new window on west end of house, second floor (G. B. R. Farm Diary).

1895 The octagonal porch, was made circular and closed in with glass; a two-story stone bay window was added ("to study room"), and a two-story stone addition built around frame bathroom on second floor (Fire Insurance Survey).

1913 Extensive alterations and remodeling in the Georgian Revival style; Louis Carter Baker, Jr. was the architect. The remodeling continued the south facade of the original house eastward, approximately 34' in the same fieldstone and with a gambrel roof of the same design as the original. The addition then carried back on the east facade, joining the 1884 wing. The interior of the original stone house, at the west, was extensively remodeled, and the first floor made into one large room. Much of the stairs, fireplace, floors, ceiling, and trim date from this remodeling, though some dates from the 1850's on. Further remodeling was also done to the second floor and the attic. The entrance was changed to the east side, a new entrance built, and the dining room and library remodeled. A new porch was built on the west end, and new chimneys on the main wing of the house. It was at this time that the date stone with the inscription, "R./J.G./1682," on the west gable, was added. (Architect's and other drawings, and interview with George B. Roberts, architect.)

1951 Rear of kitchen wing, including woodshed, laundry, and servants' dining room demolished (Fire Insurance Survey).

1964 Sold by Estate of T. W. Roberts, for demolition and land development.

#### B. Historical Events and Persons Associated with Building:

The Roberts family has long been a prominent Philadelphia family, which has held numerous public offices, and taken an active part in community affairs. The proprietor of "Pencoyd" of particular note was George Brooke Roberts, who became president of the Pennsylvania Railroad. The family history is thoroughly outlined in David Loth's Pencoyd and the Roberts Family.

C. Sources of Information; primary and unpublished sources;

Eberlein, Harold D., and Hubbard, Cortlandt V. D.  
Portrait of a Colonial City. Philadelphia: J. B.  
Lippincott Company, 1939. pp. 57-63.

Loth, David. Pencoyd and the Roberts Family. Privately  
printed, n. d. (c. 1961). (Includes a bibliography).

Mutual Assurance Company, Philadelphia. Policy No. 4613.  
Selected passages from this policy with its surveys and  
resurveys are transcribed in the Appendix A.

Philadelphia. Personal interviews by J. C. Massey with  
Miss Gainor Roberts ("Pencoyd," 1963) and with George B.  
Roberts, architect (1820 Delancey Place, 1963).

Roberts, George Brooke. "G. B. R. Diary of Farm Matters,  
1879-1896." Unpublished diary. (Selected passages from this  
diary are included in Appendix B.)

Secondary and published sources:

"The Old Kitchen Fireplace at Pencoyd," Architectural  
Record. Vol. 37 (April, 1915), p. 373.

"Pencoyd Farm, Lower Merion Township," Philadelphia Suburban  
Life. (December, 1909). pp. 19-22.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural interest: An early Pennsylvania farmhouse  
that has grown over the years into a large mansion.
2. Condition of fabric: Excellent.

B. Technical Description of Exterior

1. Number of stories: Two-and-one-half.
2. Number of bays: Eight-bay front.
3. Over-all dimensions: 75' wide across front in 1964;  
92' wide across front in 1913; 64' deep on ell in  
1964; 120' deep on ell in 1913; original house 27'-6"  
x 41'-0".
4. Layout: "L" shaped.

5. Wall construction, finish and color: Main part--field-stone (warm gray tones); flat and oblong stones. Rear part--fieldstone (cold gray tones); mostly, oblong and squarish stones, many laid on edge.
6. Structural system: Stone walls and wooden framing.
7. Porches: West end has glass enclosed porch with Roman Doric columns and shed roof. East end has small entry porch (glass enclosed) with Roman Doric columns, gable roof, and a pedimented gable.
8. Chimneys: Front block; three large unornamented stone chimneys located at center and at ends. Rear wing: large ornamental brick chimney.
9. Openings:
  - a. Doorways and doors: All modern doors except rear door on original stone house, which appears to be very early.
  - b. Windows and shutters: Most sash are modern six-over-six-light, nine-over-nine-light, or twelve-over-twelve-light, double-hung wooden sash. There are also several three-part windows. Solid three-paneled shutters to first story windows, two-paneled slatted shutters to upper windows. The 1893 photo shows three-panel shutters on the second floor as well as the first.
10. Roof:
  - a. Shape, covering: Gambrel roof, with cement shingles.
  - b. Cornice: Molded Georgian cornice.
  - c. Dormers: There are dormers across front and back sides of main section of house. They have six-over-six-light, double-hung wooden sash, gable roofs, pediments and board sides. Rear wing has hooded, bracketed, single and double dormers, with one-over-one and two-over-two-lights, double-hung wooden sash.
- C. Technical Description of Interior: "Pencoyd" is a large, rambling house, with parts dating back to the late 17th century; it has been added to in stages well into the 20th century. The earliest part of the house at the western end, has been opened from three rooms into one large living room



and retrimmed with exposed-beam ceilings (not original). Other alterations included new wide, random-width boards that were laid over the original floor; a large open fireplace and oven, mantel with shelfboard; a great stone hearth; pilaster trim with square corner blocks; Georgian Revival style staircase; paneled wainscot; and folding inside shutters. There are new doors in front. Paneled window reveals replace original curved plaster reveals. East end of house is office-library room and has handsome, large, pine mantelpiece that is old, but not from the house originally; the whole room is part of the 20th century addition. The main entrance and hall (at east side) with large open-well staircase to third floor are late 19th century. They have pilaster trim and narrow board floors. The dining room to rear of house at east end is in late 19th century addition, and is elaborately decorated in the Georgian Revival style. It has a paneled plaster ceiling with wooden moldings, narrow oak floors, a handsome fireplace with twin colonnettes flanking, and a handsome doorway with heavy entablature and twin colonnettes. The 19th-century kitchen, now not in use, is to the rear of the dining room. It has a late 19th-century interlocking asphalt tile floor, probably of Frank Furness's patented design, (a new kitchen has been built into the old pantry). A large built-in safe is between the pantry and front hall.

Second floor is devoted to bedrooms, several of which have Franklin stoves (installed in the 20th century) in the fireplaces. Rooms have Georgian trim, and folding inside shutters. West bedroom has large early 19th-century fireplace from Brooke family house. The staircase in west end, second to third floors, appears to be the original staircase, and has an unusual railing with only one baluster per run. There are two modern bathrooms. Attic has four rooms finished underneath eaves.

In rear wing at north end of second floor there are late-Victorian trim, mantelpieces, and tiles.

1. Notable hardware: Some antique hardware including box locks, and door knobs. These were, however, installed in the 20th century.
2. Lighting: Electric; modern fixtures.
3. Heating: Fireplaces and Franklin stoves already described; several antique mantelpieces and stoves installed in the 20th century.

D. Site

1. Orientation and general setting: Faces southeast in middle of large, wooded site on City Avenue, a major highway, in a suburban office-building district.
2. Outbuildings: 1791 barn and several tenant houses, garage, stable, springhouse.
3. Landscaping and driveways: Heavily wooded; large trees and mature shrubs; lawn around house; driveway to City Avenue, rear street, and service buildings.

Prepared by James C. Massey, Architect  
National Park Service  
March 1964.

APPENDIX A

The following are selected passages from Mutual Assurance Company  
(Philadelphia, Pennsylvania) Policy No. 4613 with its surveys and  
resurveys:

Mutual Assurance Company  
Policy No. 4613  
Survey No. 3269

[November 28, 1827]

Survey of Isaac W. Roberts's House, Lower Merion

Survey of Isaac W. Roberts's Two Story Stone house  
Situate in Lower Merion township Montgomery County about  
6 miles from the City, Dimensions 40 feet by 28 feet, First  
Story, 3 Rooms, Breasts, 1 plain Mantle, surbase, washbds  
and Closets, window Jambs plaister'd,----Entry, washds----  
Common square head front door,----Second Story, 4 Rooms,  
Breasts, washbds & closets, window Jambs, plaister'd Garret,  
3 Rooms & plaister'd, Trap door, 1 Electric Conductor,  
4 square head flat top dormer windows, 4 lights each, glass  
8..10 inch, In the Entry, are 2 flights plain open square  
newell painted strait handrail stairs,--Close String, floors  
heart pine bds--Board partitions, Glass 8..10 inches,--

Kitchen Stone, 17 feet 6 inches by 25 feet 6 inches, one &  
half, story high,--First Story, plain mantle, washbds,  
closets & windows cased, walls plaister'd, Ceiling not  
plaister'd, Half or upper story in one, walls plaister'd,  
ceiling not--Common winding Stairs, floors heart pine bds,  
glass 8..10 inches Wash house, Stone, New, 15 feet 6  
inches by 17 feet 6 inches One Story high, Not plaister'd,  
Brick floor, Shed Roof, 3 Boilers, erected in brickwork  
secrue an ash hole. In front of Kitchen, is a plain open  
shed, on 3 plain square post, Shingled Roof. No Buildings  
near.--

\$1600	Nov 6 1827	Philip Justus	
On said House	\$1600 @ 3PCent		\$48.
Policy & incidental expenses @ 30 Cents Pct.			<u>4.80</u>
			\$52.80

I acknowledge the above to be a Correct Survey of the  
Premises & to have received a Deed of Settlement. Philad.  
November 28. 1827

Isaac W. Roberts

[January 8, 1835]

Isaac W. Roberts. Having taken down the Kitchen attach'd to, and Communicating with The house, Situate on his Farm in Lower Merion township, Montgomery County as per Survey No. 3269 and Insured by Policy No. 4613, and in place thereof, has erected a New Two Story Stone Kitchen 19 feet by 27 feet,----First Story in one, plain Mantle washbds, Closet & windows cased--floor heart pine boards, Second Story, in 2 Rooms, washbds,--Both Stories plaister d,--Garret in One, walls plaister'd, Rafters or Ceiling not plaister'd Trap door, floor narrow white pine boards--Ridge'd Roof. Common winding Stairs, Glass 8..10 inches, Board partitions,

Janry 8. 1835

Philip Justus

[March 10, 1858]

There is also an alteration been made in the 1st Story of the Kitchen by running a partition across forming an Entry in which is a flight of Stairs leading to 2nd Story all other parts as before described

March 10th/58 Geo. C. Justus, Surveyor

[September 22, 1868]

Mutual Assurance policy # 4613.

Resurvey 9/22/1868 (abstract)

Alterations & additions: One story stone building, rough cast 20' x 18'-6" adjoining and communicating with main house. 3-18 light windows, 8 x 10 glass, single hung, with paneled shutters. 1 square head door; 4 panel door; stone sill; hip roof, tinne; wood cornice; hipped porch; wood cornice, supported by 2 wood posts, tinne.

On old building--slatted roof, 4 square head dormers, 4 lights each 10 x 18 sash, single hung. Veranda 22'-6 x 9', hipped roof, tinne, wood cornice. 4 even posts & brackets, stone floor. Porch with 2 seats, hipped roof, tinne. Wood pilasters; floor pine. Kitchen room, dining room, passage & stairway, D.R.-3 closets, 2 shelved, one with marble basin, hot & cold water. 5 4 panel doors--one with a 4 light transom. 5" architraves--entry with

stairs, dog legs, plain newel & bannisters, walnut rail, closet under. bathroom at quarter pace. tub, copper, paneled wood, walnut cap, running water, marble bases, closet under, running water, watercloset, walnut seat, china bowl; rolling blind shutters to window. Closet over stair. door also to chamber--new.

Chamber area D.R.---Closet with marble basin; water. stairs to attic, cedar tank in attic holds 500 gallons water, sitting room enlarged by part of what was a Chamber niche; that which was part of chamber now a storeroom.

Kitchen--washboards, iron sink; iron boiler; stairs to cellar, cellar mortar floor, coal bins and closet.

George W. Wharton  
September 22th, 1868

[August 2, 1881]

The following Alterations have been made.

First story of each wing. Continued rail stairs to second story, yellow pine steps, turned ballustrade walnut rail & newel, two closets under.

Second story. Doorway between rooms and from one room to entry, one closet & one wood mantle shelf.

Second story main building. Frame wash house 7 by 10 ft at side, wood bath tub, lined with planished copper, wash stand, marble top, china bowl, hot & cold water, water closet finished as usual, one closet, two 8 light windows glass 10 by 10' double hung venetian shutters. Doors and windows finished with 4 1/2 double reeded and beaded pilasters, sash door to entry, two lights of figured glass 9 by 26'. Doors, lining boards cap, sash &c all of ash. Slate roof, tin gutter, wood cornice weather boarding planed & groved.

Garret in main building. Five extra closets, inside shutters to windows.

A second story over Kitchen. Divided into two rooms & entry, one closet, four 12 light windows glass of 10' double hung & panel shutters. Also inside shutters to one, one wood mantle shelf, plain winding stairs to first story, wood bath tub, lined with planished copper, wash stand, marble top, china bowl, hot & cold water, water

closet, cap, lining board &c of white pine varnished, sash door to entry two lights of ground glass 18 by 36', rim locks, moulded skirting. Doors & windows finished with 3' Architraves, ground glass in windows.

Garret. Floored but not plastered, two 2 light dormer windows glass 12 by 18' sash hung on hinges, brackets, scrolls &c at outside of windows Slate roof, tin gutter, wood cornice. All of the house has been repaired & put in good order.

Alfred Ogden  
Surveyed  
Aug 2<sup>d</sup> 1881.

[November 8, 1884]

The following Alterations have been made.

A Two & half story stone pointed Building has been erected as plan. Hipped roof carved with slate gutter stop. wood cornice. Hipped projecting hoods at Garret windows, with large brackets. Ends of rafters ogee carved with slate. Window in center in front, with paneled woodwork at bottom, and large brackets under projecting part, with mouldings, beads &c at sides. Open Porch as plan. Tin roof, 3 by 8 rafters with champ fired edges, wall plates the same. 5 by 5 planed champ fired & turned posts. 3' bracket braces at top, roof projecting & slanting beyond wall plate, ends of rafters oge. roof boarding planed and groved, yellow pine floor. Steps to yard, turned ballustrade, top & bottom rail & posts arround roof on each side. Open Porch at front door. Hipped and Angled roof, carved with slate. 5 by 5 planed champ-fered & turned posts. 3' bracket braces at tip. 3 by 4 planed & champ-fered rafters, ogee ends, sides & face of peak in front, planed & groved boards with scroll & diagonal ends, stop for gutter, seats with back & scroll ends at bottom between posts. Gas pipes in each story, walls chipped. Inside woodwork varnished & polished, outside ditto painted. Electric bells &c in all parts of house.

First story divided into two rooms & entry. 8/4 outside door, in two halves, upper part, fancy iron work, with glass inside in lead muntins, walls in one room paneled 4f high, moulded cap & base. Ceiling in one room finished in a fancy manner with sunk panels, panels in small squares, & tiles and rails, heavy, moulded & beaded.

Continued rail stairs to third story, oak steps, risers, turned ballustrade, rail & newels. Sash door one light of ribbed glass 25 by 32, in the old building. walls in Entry, up stairs to second story & in one room, lined with planed & grooved boards 4f high, moulded cap. One closet finished with shelves, closets & drawers, one large closet with shelves, 8/4 sash door to yard in two halves, upper half, two lights of ribbed glass each 13 by 38. One Swiss window, each with 4 lights of plate glass 30 by 34. Two 4 light windows glass 24 by 28, and 6 by 6, cathedral glass in top part of tip sash. Double hung & panel shutters, one set of 8/4 folding sash doors, each with 3 lights of plate glass 20 by 23, and 9 lights of 6 by 6 cathedral glass in top, panel shutters. One large fancy carved, moulded & scroll mantle, fire place iron Jambs & back, fancy tile front & hearth. One small room, containing wash stand, marble top China bowl, hot & cold water, & large closet with shelf, folding doors, one window, 2 lights of ground glass 9 by 24 in bottom sash, top sash 4 by 4 glass, double hung inside shutters. 6/4 sash door 2 lights of ground glass each 11 by 42, to room. One large closet with drawers closets & shelves, one fancy wood marble turned posts & large brackets, fire place, iron Jambs & back, fancy tile front & hearth, moulded brick work, One set of 8/4 folding sash doors, each with 2 lights of plate glass 20 by 20, transom sash 3 by 3 glass, (cathedral) panel shutters. Doors, finish, mantles, floor sash, lining boards, panel work, ceiling &c all of oak. Door & window Jambs & heads paneled, 7/4 six panel doors, mortice locks, brass hinges & latches, wood knobs. Doors & Windows finished with 5" Architraves, moulding on back edge returned on lining, walls & ceilings all rough hand finished, picture rod moulding on walls, & ditto on plastered ceiling in room forming panels.

Second Story, divided into two rooms & Entry, four closets with shelves, two wood mantle shelves. One window, lower sash, glass 18 by 24 upper sash cathedral glass 4 by 4. One Swiss window four lights of glass 30 by 24 with five 5 by 5 glass in the top part of top sash. Two 4 light windows glass 24 by 24, one window, lower sash glass 18 by 24, upper sash glass 3 by 3, double hung, inside shutters, & outside panel shutters. One set of 8/4 folding sash doors to porch roof. Each with 3 lights of glass 15 by 18, and 9 light sash 4 by 4 cathedral glass in top panel, panel shutters. One set of 8/4 folding doors to porch roof, each with one light of glass 20 by 20, upper sash 9 lights of cathedral glass 5 by 5, panel shutters. Two fancy moulded cherry mantles with brackets, iron Jambs & backs, fancy tile front & hearth. Doors & Windows finished with 4" Architraves,

moulded skirting. Door panels & heads also Window paneled, picture mouldings on wall, yellow pine floor. Walls and Ceilings rough hard finished, sash door. 2 lights of ground glass to one closet.

Half or Garret Story, divided into Two rooms & Entry. One fancy dormer window, 2 sash each 8 lights of glass 3 1/2 by 4. One fancy dormer, lower sash, 2 lights of glass 12 by 20. upper sash 3 by 4. Three Swiss dormers each with 2 lower sash glass 8 by 20, upper sash glass 3 by 3, double hung & inside shutters, four closets. Other wood mantle shelves, one 6 light window sash hung on hinges, glass 8 by 15, in partition to Entry, yellow pine floor, moulded skirting. Doors finished with 3" Architraves, 1 3/8 four panel doors mortice locks, walls & ceiling plastered to hip.

A one story stone rough cast Pantry, 8f by 19f at side of Kitchen. Hipped roof covered with Tin, wood cornice, yellow pine floor, two 18 light windows glass 8 by 10, double hung & panel shutters planished copper sink, hot & cold water. sides finished with drawers, closets and shelves. Doors & Windows finished with 3" Architraves, moulded skirting. Wine closet divided off rear end by planed & groved boards, closets, drawers &c in ditto.

A Two story frame Addition at rear end of Kitchen as plan & finished as follows. Roof of slate, tin gutter, wood cornice, outside of walls in first story planed, groved & rabited boards. Second story, round end shingles. Peak at rear end one side, with raking cornice, window in ditto.

First Story, 15f of part next to Kitchen open, other part as Wash house. Three 18 light windows glass 8 by 10, double hung & panel shutters. Iron sink, hot & cold water, walls lined with planed & groved boards 4f high, large brick fire place, large closets with shelves & folding doors, panel outside doors. Doors & Windows finished with 3" Mouldings.

Second Story, divided into Three rooms & Entry. Two closets, six 12 light windows glass 8 by 10, double hung & inside shutters. 1 3/8 four panel doors, rim locks. Doors & Windows finished with 3" Architraves, two wood mantle shelves, moulded skirting.

Garret, not plastered. Two 2 light dormer windows glass 12 by 18, folding sash.



First Story wood house rough board floor, story not plastered, batten doors, hung on strap hinges plain winding stairs to second story, one 12 light window glass 8 by 10 not hung.

Second story, yellow pine floor, one large closet, divided off by planed & groved boards, two 4 light windows glass 10 by 15, not hung, ceiling plastered, walls lined with planed & groved boards, one closet, Tin roof, wood cornice, box ventilator with closets in the sides, outside weather boarding as before described frame one story firing with tin roof. Open Porch as plan. Hipped & Angled roof, covered with Tin. 6 by 6 planed & champ-fered posts. 4" planed and champ-fered rafters, large bracket braces, roof and floor boards planed & groved. Ice house at rear with Tin roof.

Alfred Ogden  
Surveyor  
Nov 8, 1884

[May 29, 1890]

Mutual Assurance Company Policy #4613

Resurvey May 29, 1890 (abstract)

Alterations: Old building - 2 rooms have paneled ceiling, walls paneled 5' high, also hall. New open newel stairs 3 flights "no. 1 on plan" (newer part) 2 rooms, pantry & staircase large fancy molded mantle fire place. Walls lined with boards 3' high. 2 closets, small room divided off for washroom. 2nd story-6 Rooms and entry, bathroom. 3rd floor -4 Rooms and entry, fancy dormer windows, bathroom.

"no. 2" - first story - laundry. 2nd story- 2 rooms and entry, loft unfinished, 2 fancy dormers.

"no. 3" one story frame wood house.

Alfred Ogden,  
Surveyor  
May 29, 1890

[December 21, 1891]

Resurvey - Dec. 21, 1891 (abstract)

Former octagon open porch now circular in front, closed in. a two story stone Bay window.

First Story - Interior alterations and trim to library  
(with bay window)

2nd story - Bay window and interior alterations, old first  
floor toiletroom revised.

A two story stone addition erected around old bathroom at  
side of old part of house (old 2nd story frame bathroom  
now encased in stone)

Alfred Ogden  
Surveyor  
Dec. 21, 1891

[October 7, 1892]

Mutual Assurance Policy #4613

Resurvey 10/7/1892 (abstract)

Alteration: One story stone "as plan" addition, tin roof,  
wood cornice, turned ballustrade.

First Story: Walls & ceiling "Rough hand finish" (beamed  
ceiling), . . . Folding sash doors to old building, fancy  
lead mullions, 4 windows, d/H & inside shutters. Window  
in offset at side, 3 sash, fancy glass lead mullions;  
pilaster trim; skylight in roof.

A new two-story stone and frame circular bay window; d/H  
oak sash, first floor pine inside shutters, fancy trim  
inside with brackets. A new copper octagon Bay window  
in first floor between circular window and old building.  
Stained glass formed in figures, copper moldings oak  
floor in D.R.; library and entry same.

Alfred Ogden,  
Surveyor

[June 17, 1893]

Alterations 6/17/1893 (abstract)

Open porch extending from wood shed . . . 7' wide.  
3 turned posts tin roof, board floor.  
Open porch at side of building now has stone foundation  
and wall with cap and stone floor.

Alfred Ogden  
Surveyor

Mutual Assurance Policy #4614

Concerns stable and carriage house, original 11/28/1827,  
several alterations and additions thru 1941.

final size 111'-6" x 29'-7", with variations and inserts  
on projecting shed. 65' to main house. value \$15,000 -  
1939, variously used as quarters, also.

APPENDIX B

The following are selected passages from "G.B.R. [George Brooke Roberts] Diary of Farm Matters, 1879-1896":

- 1879 This summer we tore down the old frame buildings east of Barn and erected the new addition and made a cellar under the old wing.
- 1886 This summer we put up new Farm House (still standing - one later occupied by Algernon Roberts 1910 - and T.W.R. Jr.) below barn. Took down the old "sheds" in front of Barn changed shape of Barn Yard putting up the stone wall around Barn Yard (check if this is present one) and opening the new Farm Road below barn and spring house (this is piece of lane going up to City Line) built garden tool-house new chicken house moved old corn crib and wagon shed to place below of back barn and fixed up wood yard. David Archibald left and William Brady new gardner came. We employed a second gardner for year and also had a stable boy for summer for first summer. We kept four cows or heifers over winter '86 and '87 - built the "over shot" to barn.
- 1887 Came out about mid April - Jonathan Harding gave up Farm on April 1. William Harding taking it. Tore down old Jonathan Harding house and moved the old road back, putting area around J. H. house into lawn (house was up near City Line) also altered springhouse making entrance on new Farm Road and fixing up loft for Carpenter Shop. Johnathan Harding died in fall. Went to town in December.
- 1888 Moved out in mid April... during winter we took down the porch over front door and also the partition throwing old entry into Parlor and making the little Circular Porch. We also put in the large window in Dining Room. Also put in a gas machine and a cellar under the parlor (old house)...Went into city December 12th. We have begun the alteration of the back building making a new Laundry and Wood House - and have the walls up for new kitchen.
- 1889 We came out Thursday a week after Easter May 2nd... Our new alteration on the house was all finished but the little outside work - it comprised a complete alteration of back stairway and the new stone part to new Frame Laundry - it is a very nice improvement and we are all very much delighted... We changed our gardner... We organized a Company to build a Bridge over River at City Avenue it is commenced... The City Avenue Building has gone on slowly but is in fair way to be

finished. The extremely wet season and the terrible flood in June delayed the work. In June a most terrible rain storm took place destroying Johnstown and attended with severe loss of life. City graded City Avenue from our gate to River- I built a gardners house in wood yard (?) also altered the old gardners house for a coach room.

- 1890 No ice made all winter...The new bridge at City Avenue was opened for public use on May 30th - it is a very fine bridge. The City surfaced City Avenue and put up lamps so we now have a splendid Road over the River- it is very much used (?). In July I took down our Green House and contracted for an Iron and Wooden one which was finished on the 22nd of Sept.... We had to put new pipe from Springhouse to both wheel and pump 5" Terra cotta to first and 1-1/2" Iron to pump.
- 1891 On March 23 W. H. Harding had a sale - I employed a Mr. Lewis to manage the farm and we bought 13 cows and small articles. On April 1 Harding moved away and Lewis came. He arranged with Ed Harding to take the milk...City commenced grading Monument Road we having widened it to 60 ft. also the Lower Road to 50 ft....
- 1891- We fixed up walk along City Avenue making it asphalt as far as  
1892 Belmont Avenue... We have made a sheep pen at Barn and enclosed our porch with glass.... I had a well drilled 150 ft deep just above garden and got good water supply (used until about 1950) - fixed up a chicken yard for farm and on March 1 began to put in a bay window in Library and alter closets in Hall... we finished the Library and then added the new dining room all of which were completed by June 29th.
- 1893 Early in April we began building a house for coachman (still standing) at Stable also an addition to stable removing last fall our cows to the farm - we also began the erection of a new porch on West side of old house - we have determined to stay in the country and have rented to Mr. Godfrey our town house for two years bringing most things to our old country home. We have built a Coachman House, an addition to our stable - a new vegetable house and a new porch with 'Conservat' at West end of old house, also put in a window in West end of house (2nd floor) (there is repetition)... This fall we completed the asphalt walk to station and changed our walk at gate, also set fence back and made more lawn.... We also planted a row of trees along Monument Road which City widened and made a telford pavement. We also planted a row of trees on Street line (City Line) from our gate to Belmont Avenue on the north side.
- 1894 ? has been working at the drainage of the swamp...We have continued draining swamp - July 11 - ...finished up the ponds

at springs and then finished the grading that was begun to take in the piece of pastion lot. Also planted trees on the outside line of City Avenue on both sides to Belmont Avenue and then on North side thru first field. Made new Llanberris Road which was finished by July 1...

1895 March 16 - We began again to alter our old house by extending a bay window to study room and altering porch...We are also painting our bedroom.

July 1 - The alterations we have made were completed about middle June. They were the refitting of Bessie's room and painting - also the Boys Study finished in oak, also rebuilding the Porch and altering the Road (drive) in front also making back bathroom stone and heating it. These have made our old home very beautiful. We rebuilt the old barracks (hay barn) and made a lean to for farm implements.... I joined the Township in regrading Belmont Avenue from City Avenue... to Righter's Ferry Road \$1300 and resurfacing it. (Speaks of terrible drought)... We had to put in a gas engine at our well above garden where we have plenty of water.